

154.0

0002

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

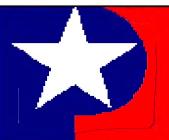
786,000 / 786,000

USE VALUE:

786,000 / 786,000

ASSESSED:

786,000 / 786,000



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		GLENBURN RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	RUDOLPH VINCENT E & SANDRA
Owner 2:	
Owner 3:	

Street 1: 30 GLENBURN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 3,900 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Vinyl Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3900		Sq. Ft.	Site		0	80.	1.38	9									429,599						429,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		3900.000	356,400		429,600	786,000				
Total Card		0.090	356,400		429,600	786,000	Entered Lot Size			
Total Parcel		0.090	356,400		429,600	786,000	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	436.67	/Parcel: 436.6	Land Unit Type:			

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,400	0	3,900.	429,600	786,000	786,000	Year End Roll	12/18/2019
2019	101	FV	259,800	0	3,900.	402,800	662,600	662,600	Year End Roll	1/3/2019
2018	101	FV	259,800	0	3,900.	332,900	592,700	592,700	Year End Roll	12/20/2017
2017	101	FV	259,800	0	3,900.	306,100	565,900	565,900	Year End Roll	1/3/2017
2016	101	FV	259,800	0	3,900.	279,200	539,000	539,000	Year End	1/4/2016
2015	101	FV	249,800	0	3,900.	273,900	523,700	523,700	Year End Roll	12/11/2014
2014	101	FV	249,800	0	3,900.	254,500	504,300	504,300	Year End Roll	12/16/2013
2013	101	FV	248,200	0	3,900.	242,200	490,400	490,400		12/13/2012

Parcel ID 154.0-0002-0001.B

!12096!

## PRINT

Date 12/11/2020 Time 02:12:42

## LAST REV

Date 12/01/2020 Time 10:42:41

12096

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENDRICK CURTIS	28994-466		8/20/1998		279,800	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2018	1232	Insulate	4,815	C				
8/6/2018	1096	Window/S	37,050	C				
3/14/2013	345	Add Bath	79,000					
5/10/2002	356	Wood Dec	5,500	C				10X15 WDK

## ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Measured	336	PATRIOT
4/27/2000	Inspected	276	PATRIOT
4/6/2000	Measured	263	PATRIOT
7/12/1993		PC	PHIL C

Sign: \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 05 - Garrison	1	Rating: Very Good		Full Bath: 1	A Bath:	Rating:		WALK UP UAT OF=BMT SINK.												
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:		Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:														
Foundation: 1 - Concrete				1/2 Bath: 1		Rating: Very Good														
Frame: 1 - Wood				A HBth:		Rating:														
Prime Wall: 4 - Vinyl				OthrFix: 1		Rating: Good														
Sec Wall:		%		<b>OTHER FEATURES</b>																
Roof Struct: 1 - Gable				Kits: 1		Rating: Good		1st Res Grid Desc: Line 1 # Units: 1												
Roof Cover: 1 - Asphalt Shgl				A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Color: GRAY				Fpl: 2		Rating: Good														
View / Desir:				WSFlue:		Rating:		Other												
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				Upper												
Grade: C - Average				Total Units:				Lvl 2												
Year Blt: 1938	Eff Yr Blt:			Floor:				Lvl 1												
Alt LUC:	Alt %:			% Own:				Lower												
Jurisdct: G14	Fact: .			Name:				Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1								
Const Mod:				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Lump Sum Adj:				Phys Cond: GD - Good	18.	%		Exterior:		No Unit	RMS	BRS	FL							
<b>INTERIOR INFORMATION</b>				Functional:				Interior:		1	7	3	M							
Avg Ht/FL: STD				Economic:				Additions:												
Prim Int Wall: 2 - Plaster				Special:				Kitchen:												
Sec Int Wall:		%		Override:				Baths:												
Partition: T - Typical								Plumbing:												
Prim Floors: 3 - Hardwood								Electric:												
Sec Floors: 4 - Carpet	25%							Heating:												
Bsmnt Flr: 12 - Concrete								General:												
Subfloor:																				
Bsmnt Gar: 1																				
Electric: 3 - Typical																				
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 1 - Oil																				
Heat Type: 5 - Steam																				
# Heat Sys: 1																				
% Heated: 100		% AC:																		
Solar HW: NO	Central Vac: NO																			
% Com Wall	% Sprinkled:																			
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b>				154.0-0002-0001.B								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
2	Frame Shed	D	Y	16X10	A	AV	2007		0.00	T	9.6	101								
More: N	Total Yard Items:					Total Special Features:								Total:						

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	870	173.050	150,554	BMT	100	RRM	25 A		
SFL	Second Floor	750	173.050	129,788						
BMT	Basement	720	60.350	43,453						
UAT	Upper Attic	180	69.220	12,460						
WDK	Deck	150	12.510	1,876						
Net Sketched Area: 2,670				Total:	338,131					
Size Ad	1620	Gross Are	3210	FinArea	1800					

**IMAGE**

**AssessPro Patriot Properties, Inc**